

TEXAS TRANSPORTATION COMMISSION

WISE County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

Near the City of Rhome, Wise County, on US 81, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 288, at Page 423, of the Deed Records of Wise County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

A-Gas US Inc. is an abutting landowner and has requested to purchase the tract for \$80,000.

The commission finds \$80,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

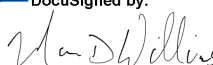
IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to A-Gas US Inc. for \$80,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEE0413AC9E4EC

Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
0E1B35AE191749E...

Executive Director

116063 July 29 2021

Minute	Date
Number	Passed

**EXHIBIT "A"**  
**TRACT 20-24 DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 743, WISE COUNTY, TEXAS AND BEING A PORTION OF U.S. HIGHWAY 81 & 287, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON THE FINAL R.O.W. MAP FOR PROJECT 3440 (8002-1-15), APPROVED 2-29-72, WISE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND (PARCEL NO. 1) DESCRIBED IN DEED FILED ON JUNE 19, 1968 AND RECORDED ON JUNE 20, 1968 FROM GARLAND B. BOYD TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 288, PAGE 423, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE SET IN THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, HAVING SURFACE COORDINATES OF NORTHING 7,062,075.387 AND EASTING 2,289,494.616 AND SAID RAILROAD SPIKE BEING THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, A-GAS SUBDIVISION, AS RECORDED IN INSTRUMENT NUMBER 201915301, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD WITH CAP STAMPED "FULTON" FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 1 BEARS S 58°22'44"W, 493.88 FEET AND A CONCRETE HIGHWAY MONUMENT FOUND IN SAID WESTERLY RIGHT-OF-WAY LINE AT HIGHWAY STATION 170+00 BEARS N 33°12'01"W, 616.76 FEET;

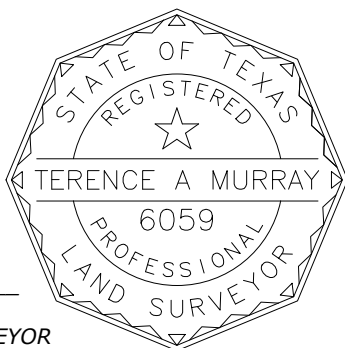
- 1) THENCE N 58°22'44"E, A DISTANCE OF 60.02 FEET DEPARTING SAID EXISTING RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET;
- 2) THENCE S 33°12'01"E, A DISTANCE OF 569.79 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET;
- 3) THENCE S 58°24'18"W, A DISTANCE OF 60.02 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET IN THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 81 & 287, SAID IRON ROD BEING THE SOUTHEASTERLY PROPERTY CORNER OF THAT CERTAIN CALLED 6.704 ACRE TRACT OF LAND DESCRIBED BY DEED TO A-GAS US INC., AS RECORDED IN INSTRUMENT NUMBER 202007046, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 58°24'18"W, 0.48 FEET AND A CONCRETE HIGHWAY MONUMENT FOUND AT HIGHWAY STATION 184+00 BEARS S 33°12'01"E, 211.85;
- 4) THENCE N 33°12'01"W, A DISTANCE OF 569.77 FEET ALONG THE COMMON LINE OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY PROPERTY LINE OF SAID CALLED 6.704 ACRE TRACT AND THEN THE EASTERLY LINE OF THE AFOREMENTIONED LOT 1, BLOCK 1, A-GAS SUBDIVISION RETURNING TO THE POINT OF BEGINNING AND CONTAINING 34,184 SQUARE FEET OR 0.7848 ACRES OF LAND, MORE OR LESS.

**NOTES:**

1. BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 DATUM, VIA THE TRIMBLE VRS NETWORK FOR TEXAS (2011 REALIZATION).
2. (CM) = CONTROLLING MONUMENT.
3. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD83) SCALE FACTOR 1.00012.
4. A SURVEY PLAT OF EVEN DATE HERewith ACCOMPANIES THIS LEGAL DESCRIPTION.
5. IRS = 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET.



TERENCE A. MURRAY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 6059  
 DATED : 02-24-2021



**PIERCE-MURRAY**  
**LAND SOLUTIONS**

Engineering & Surveying

PIERCE-MURRAY LAND SOLUTIONS  
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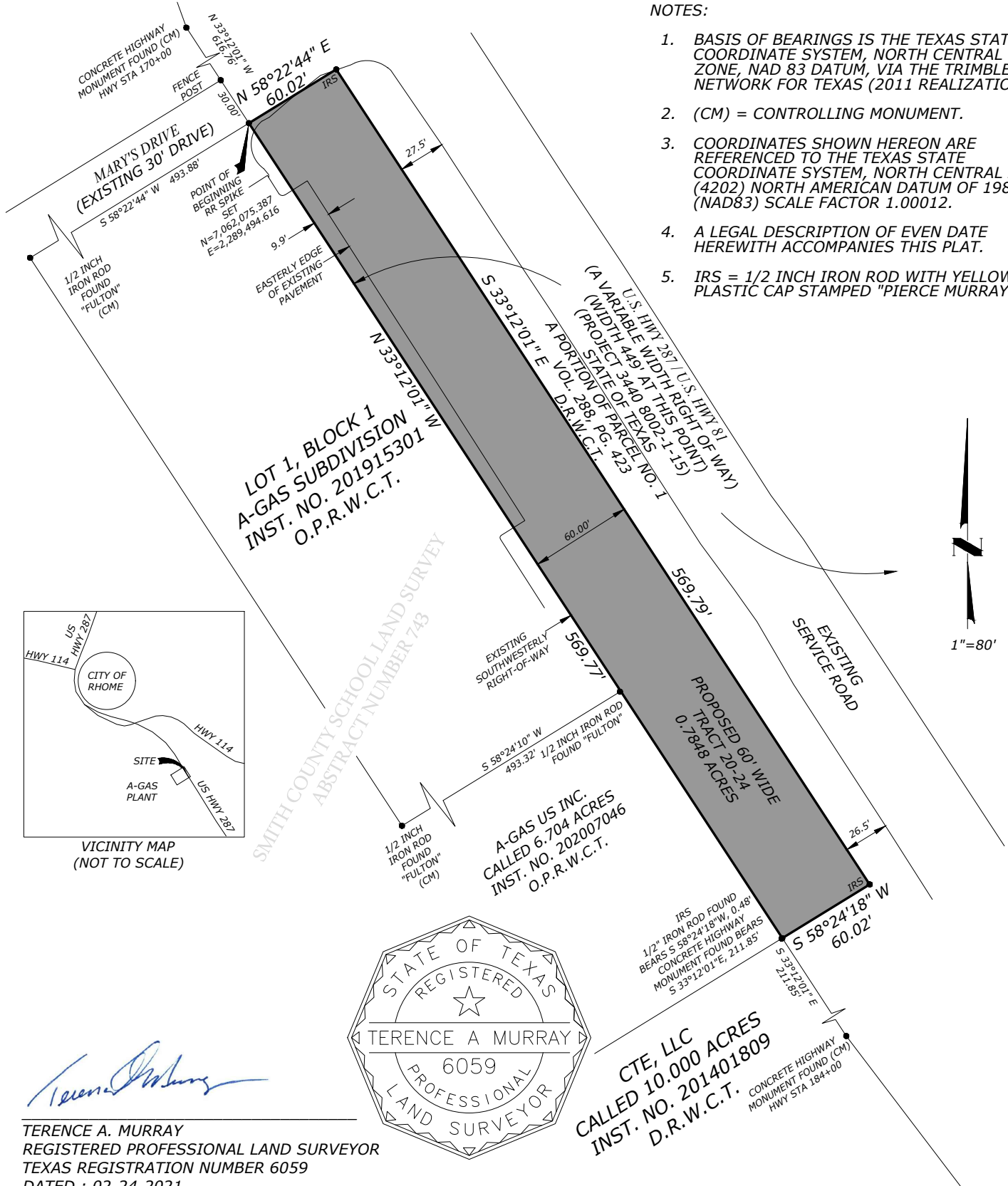
TBPELS FIRM REGISTRATION NO. 10194437

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 BEING SITUATED IN THE  
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 WISE COUNTY, TEXAS

## SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 743

## NOTES:

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*Terence A. Murray*

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